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**S-4341**  
**TURNER WILSON MINOR SUBDIVISION**  
**Minor-Sketch Plan**

**STAFF REPORT**  
**November 1, 2012**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner and property owner EQT Investment, LLC by its president Ramin Ansari, represented by Todd Starr of Starr Associates, is seeking primary approval of a one lot subdivision on 1.781 acres, located on the north side of Turner Road, approximately 1/8 mile west of the SR 25 intersection, in Wayne Township, Burnetts Reserve 6 (SE) 22-6.

**AREA ZONING PATTERNS:**

The site is zoned Agricultural as is all surrounding land. The parent tract is 41 acres (DR 297-405) and has never been parcelized or subdivided. There will be three division rights remaining after recordation of this subdivision.

**AREA LAND USE PATTERNS:**

The property has a house and a detached garage. Surrounding properties are either large lot residential or farmed.

**TRAFFIC AND TRANSPORTATION:**

Turner Road is classified as a rural local road by the adopted County *Thoroughfare Plan*. The property has an existing gravel driveway that connects the garage to the road. The required 30' half-width right-of-way has been shown; the County Highway Department is not requiring a "no vehicular access" statement along the frontage.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

The County Surveyor's Office has verbally approved the drainage on site. A letter from the County Health Department states that, "the lot contains a single-family dwelling and based on soil information on file, has soils suitable for subsurface type sewage disposal systems."

**CONFORMANCE WITH UZO REQUIREMENTS:**

All required building setbacks have been shown; lot width and area are sufficient to meet ordinance standards.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

- A. Conditions

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The street addresses and County Auditor's Key Number shall be shown.